



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

Z13-05 - Amend Ordinance No. 1430 to amend the conditions of development within the Marbella Vineyards Planned Area Development (PAD) for approximately 99.3 acres of real property generally located east of the southeast corner of Higley Road and Ocotillo Road, consisting of approximately 39.2 acres of Single Family -8 (SF-8), 34.0 acres of Single Family-7 (SF-7), and 26.1 acres of Single Family-6 (SF-6) zoning districts, all with a Planned Area Development overlay zoning district as shown of the exhibit (map), which is available for viewing in the Planning and Development Services Office. The request is to amend the conditions of development as follows: change the front yard setbacks from 20' and 25' to 15' and 20' for a living area, front porch or side entry garage in the Single Family - 8 (SF-8) zoning district. The effect of the rezoning amendment will be to decrease the minimum front yard setback.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning & Development Services, 90 E. Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Planning Commission will hold a public hearing and discussion and may vote to make a recommendation to the Gilbert Town Council regarding the General Plan amendments, Zoning Code amendments and/or rezoning cases. For Requests for Conditional Use Permits, after the public hearing is concluded, the Planning Commission may approve, approve with conditions or deny the request. In addition the Planning Commission will review and approved Preliminary Subdivision Plats with conditions.

**Planning Commission: Wednesday, May 1, 2013 at 6:00 P.M.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk